

173.0

0005

0013.0

Map

Block

Lot

1 of 1

CARD

ARLINGTON

Total Card / Total Parcel

382,100 /

382,100

382,100 /

382,100

382,100 /

382,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAIN MARK GEARY-ETAL
Owner 2:	CAIN JANE GUARAGNA
Owner 3:	

Street 1: 25 LORNE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This Parcel contains 4,050 Sq. Ft. of land mainly classified as Out Bldg.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
106	4050.000		3,000	379,100	382,100		115495
							GIS Ref
							GIS Ref
							Insp Date
							11/29/18

PREVIOUS ASSESSMENT								Parcel ID	173.0-0005-0013.0		!13471!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	106	FV		3000	4,050.	379,100	382,100	382,100	Year End Roll	12/18/2019	Date	
2019	106	FV		3200	4,050.	373,600	376,800	376,800	Year End Roll	1/3/2019	Time	
2018	106	FV		3200	4,050.	287,000	290,200	290,200	Year End Roll	12/20/2017	Prior Id # 1:	
2017	106	FV		3200	4,050.	270,800	274,000	274,000	Year End Roll	1/3/2017	Prior Id # 2:	
2016	106	FV		3200	4,050.	249,100	252,300	252,300	Year End	1/4/2016	Prior Id # 3:	
2015	106	FV		3300	4,050.	232,800	236,100	236,100	Year End Roll	12/11/2014	Date	
2014	106	FV		3300	4,050.	214,400	217,700	217,700	Year End Roll	12/16/2013	Time	
2013	106	FV		3300	4,050.	214,400	217,700	217,700		12/13/2012	ekelly	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				!13471!	
	16523-568		10/1/1985	Forclosure		139,500	No	No	N					ASR Map:	

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	Sign: VERIFICATION OF VISIT NOT DATA			
11/29/2018		MEAS&NOTICE							HS		Hanne S					
12/16/1999		Vacant Lot							263		PATRIOT					



EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH							
Type:			Full Bath	Rating:												
Sty Ht:			A Bath:	Rating:												
(Liv) Units:		Total:	3/4 Bath:	Rating:												
Foundation:			A 3QBth	Rating:												
Frame:			1/2 Bath:	Rating:												
Prime Wall:			A HBth:	Rating:												
Sec Wall:		%	OthrFix:	Rating:												
Roof Struct:			OTHER FEATURES													
Roof Cover:			Kits:	Rating:		RESIDENTIAL GRID										
Color:			A Kits:	Rating:		1st Res Grid	Desc:	# Units:								
View / Desir:			Frl:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O									
GENERAL INFORMATION			WSFlue:	Rating:		Other										
Grade:			CONDO INFORMATION			Upper										
Year Blt:		Eff Yr Blt:	Location:			Lvl 2										
Alt LUC:			Total Units:			Lvl 1										
Jurisdct:			Floor:			Lower										
Const Mod:			% Own:			Totals	RMs:	BRs:	Baths:	HB						
Lump Sum Adj:			Name:			REMODELING			RES BREAKDOWN							
INTERIOR INFORMATION			DEPRECIATION		Exterior:		No Unit	RMS	BRS	FL						
Avg Ht/FL:			Phys Cond:	AV - Average	0.0 %	Interior:										
Prim Int Wall			Functional:			Additions:										
Sec Int Wall:		%	Economic:			Kitchen:										
Partition:			Special:			Baths:										
Prim Floors:			Override:			Plumbing:										
Sec Floors:		%	Total:	0	0 %	Electric:										
Bsmnt Flr:			CALC SUMMARY		Heating:											
Subfloor:			COMPARABLE SALES		General:											
Bsmnt Gar:			Basic \$ / SQ:		Rate	Parcel ID	Typ	Date	Sale Price							
Electric:			Size Adj.: 1.00000000													
Insulation:			Const Adj.: 16.00000000													
Int vs Ext:			Adj \$ / SQ:													
Heat Fuel:			Other Features: 0													
Heat Type:			Grade Factor:													
# Heat Sys:			NBHD Inf: 1.00000000													
% Heated:			NBHD Mod:													
Solar HW:			LUC Factor: 1.00													
% Com Wall:			Adj Total: 0													
			Depreciation: 0													
			Deprecated Total: 0													
MOBILE HOME			WtAv\$/SQ:		AvRate:		Ind.Val									
SPEC FEATURES/YARD ITEMS			Juris. Factor:		Before Depr:	0.00										
Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
22	Wood Deck	D Y	1 18X20	A	AV	1985	8.78	T	27.2	106			2,300		2,300	
7	Pool A-C	D Y	1 18	A	AV	1985	54.86	T	27.2	106			700		700	
PARCEL ID 173-0-0005-0013.0																
More: N		Total Yard Items:		3,000	Total Special Features:				Total:		3,000	IMAGE				AssessPro Patriot Properties, Inc